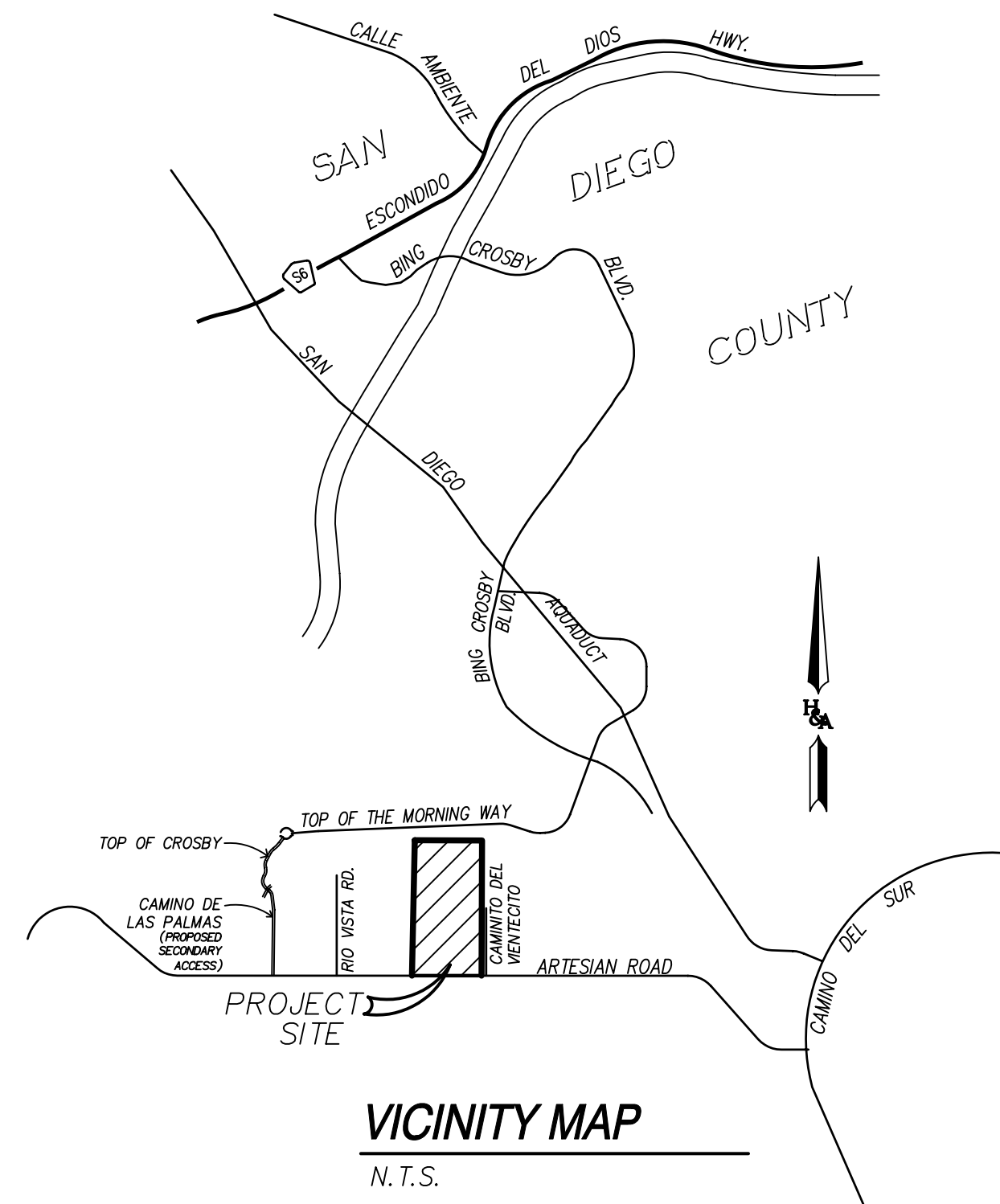


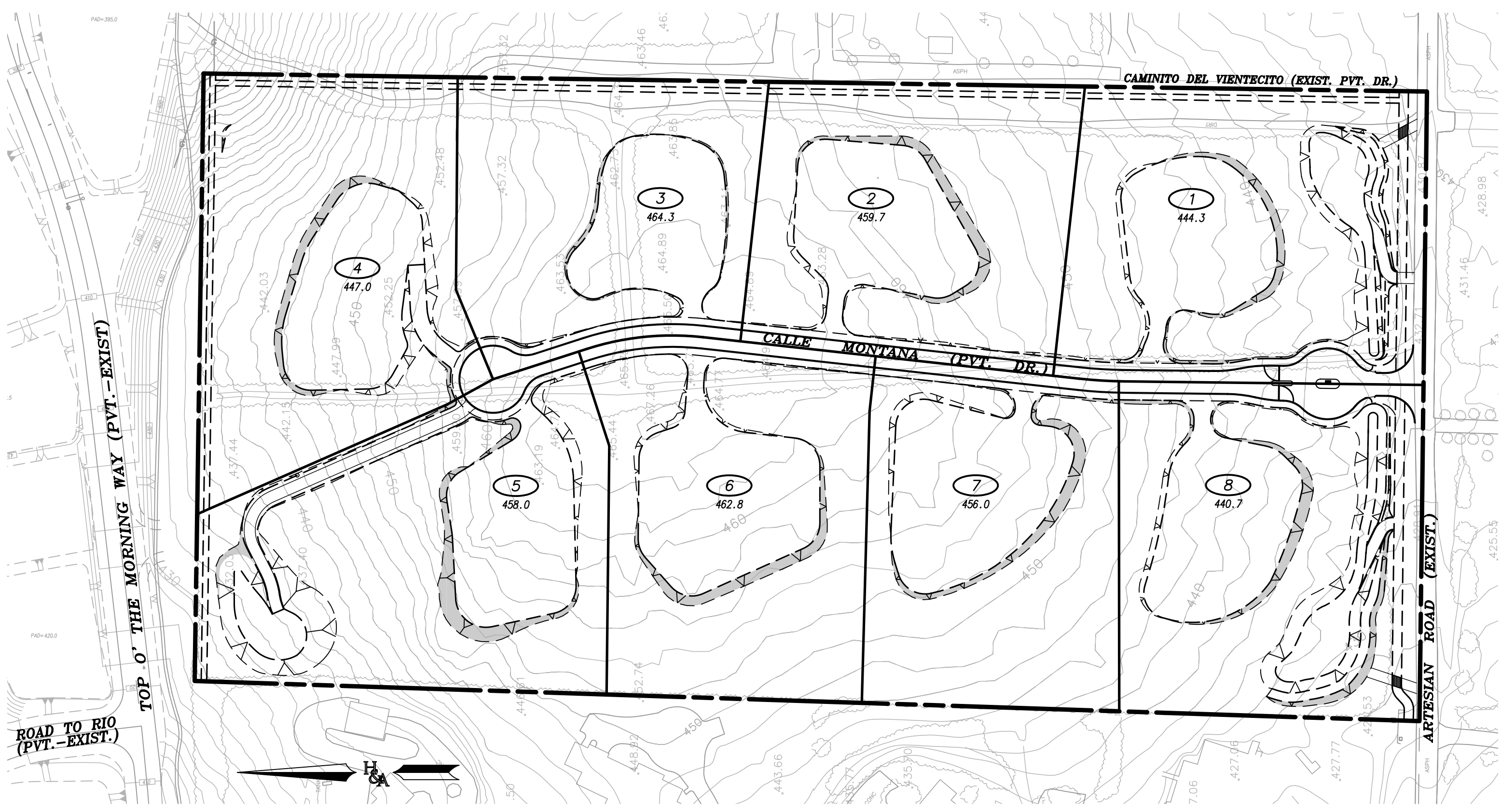
County Of San Diego Tract TM 5556 (RPL 2)
TENTATIVE MAP
SANTA FE HEIGHTS



PROJECT BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED EASEMENT LINE	- - -
PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)	—○—
EXISTING SEWER MAIN WITH MANHOLE	—○—
PROPOSED WATER MAIN WITH FIRE HYDRANT (8" UNLESS OTHERWISE NOTED)	—v—
EXISTING WATER MAIN WITH FIRE HYDRANT	—v—
PROPOSED CENTERLINE STREET ELEVATION	518.2
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
PROPOSED CUT SLOPE W/ SLOPE GRADIENT (2:1 MAX)	---
PROPOSED FILL SLOPE W/ SLOPE GRADIENT (2:1 MAX)	---
PROPOSED PATHWAY	---
PROPOSED TRAIL	---
VEGETATED SWALE	---
PROPOSED CONCRETE BROW DITCH	---
PROPOSED % OF STREET CENTERLINE GRADE	2%
PROPOSED STREET LIGHT	---
EXISTING BROW DITCH	---
PROPOSED STORM DRAIN SYSTEM A. INLET OR CATCH BASIN B. HEADWALL C. CLEANOUT	---
TITLE REPORT ITEM NO. (SEE SHEET 5)	---
LIMITS OF PROPOSED GRADING	---
PROPOSED RIPRAP (ENERGY DISSIPATER)	---
PROPOSED LOT NUMBER WITH PAD ELEVATION, AND NET LOT ACREAGE AND GROSS LOT ACREAGE	---
EXISTING ASSESSOR PARCEL NUMBER	---

EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT
RAW CUT: 12,500 C.Y.
RAW FILL: 12,500 C.Y.



PARK LAND DEDICATION STATEMENT

PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, THE SUBDIVIDER SHALL PAY PARK IN LIEU FEES.

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PROPOSED LOT DATA

	GROSS LOT AREA (AC.)	NET LOT AREA (AC.)	PAD AREA (AC.)	LOT FRONTAGE	AVERAGE WIDTH	LOT DEPTH	W/D RATIO	PAD ELEVATION
1	2.80	2.43	0.57	385'	354'	299'	1.18	444.3
2	2.32	2.22	0.63	340'	340'	285'	1.19	459.7
3	2.13	2.03	0.56	290'	323'	284'	1.14	464.3
4	2.67	2.64	0.63	64'	290'	387'	0.75	447.0
5	2.86	2.80	0.58	154'	451'	271'	1.66	458.0
6	2.50	2.41	0.72	318'	279'	339'	0.82	462.8
7	2.28	2.20	0.71	266'	273'	329'	0.83	456.0
8	2.70	2.32	0.60	314'	297'	342'	0.87	440.7
TOTAL	20.26	19.05						

NOTE: THIS TABLE IS FOR INFORMATIONAL PURPOSES AND MAY BE SUBJECT TO MINOR REVISIONS AT FINAL ENGINEERING.

SLOPE ANALYSIS (ENTIRE SITE)

SLOPE RANGE (%)	PLAN AREA (AC)	% OF TOTAL AREA	DENSITY	ALLOWED GP DWELLING UNITS
0-15	19.53	96.42%	0.5	9.8
15-25	0.65	3.20%	0.5	0.3
25-50	0.08	0.38%	0.5	0.0
50+	0.0	0.00%	0.5	0.0
≥25% W/ MIN. 50' RISE	(0)	(0)		
TOTAL	20.26	100%		10.1

SLOPE ANALYSIS (LOT BY LOT)

LOT #	GROSS LOT AREA (SF)	AREA IN STEEP SLOPES		ALLOWABLE ENCROACHMENT		PROPOSED ENCROACHMENT	
		SF	(%)	ACRES	(%)	SF	(%)
1	121,932	0	0%	0.28	10%	0	0%
2	101,182	0	0%	0.23	10%	0	0%
3	92,721	0	0%	0.21	10%	0	0%
4	116,129	0	0%	0.27	10%	0	0%
5	124,738	0	0%	0.29	10%	0	0%
6	109,002	0	0%	0.25	10%	0	0%
7	98,369	0	0%	0.23	10%	0	0%
8	117,433	0	0%	0.27	10%	0	0%

THE PROJECT DOES NOT HAVE ANY STEEP SLOPES ON-SITE THEREFORE DOES NOT PROPOSED GRADING ENCROACHMENT (ONTO STEEP SLOPES) ON ANY LOT.

KEY MAP

1"=100'

EASEMENT LEGEND

SEE SHEET 5 FOR EASEMENT AND TITLE INFORMATION - TITLE INFORMATION IS PER THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED JULY 11, 2008.

ABBREVIATIONS

FP	FLOOD PLAIN	S	SEWER
VC	VERTICAL CURVE	W	WATER
MH	MANHOLE	RW	RECLAIMED WATER
RCP	REINFORCED CONCRETE PIPE	IE	INVERT ELEVATION
SD	STORM DRAIN	R/W	RIGHT OF WAY
NTS	NOT TO SCALE	PL	PROPERTY LINE
ELEV	ELEVATION	GB	GRADE BREAK
FL	FLOW LINE	PI	POINT OF INTERSECTION (V.C.)
TW	TOP OF WALL	P	PAD ELEVATION
BW	BOTTOM OF WALL	SF	GROSS SQ. FT.
TF	TOP OF FOOTING	NSF	NET SQ. FT.
FS	FINISH SURFACE		

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC.....SAN DIEGO GAS & ELECTRIC CO.
WATER.....OLIVENHAIN MUNICIPAL WATER DISTRICT
SEWER.....ANNEXATION TO RANCHO SANTA FE COMMUNITY SERVICES DISTRICT
POLICE.....COUNTY SHERIFF'S DEPARTMENT
SCHOOLS.....SOLANA BEACH AND SAN DIEGO UNION HIGH SCHOOL DISTRICT
FIRE.....RANCHO SANTA FE FIRE PROTECTION DISTRICT

EXISTING ZONING

USE REGULATIONS	RR
ANIMAL REGS	V
DENSITY	" "
LOT SIZE	2 AC
BUILDING TYPE	C
MAX FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
LOT COVERAGE	—
SETBACK	B
OPEN SPACE	—
SPECIAL AREA REGULATIONS	—

GENERAL NOTES

- TOTAL EXISTING GROSS SITE AREA : 20.26 ACRES
TOTAL PROPOSED GROSS SITE AREA : 20.26 ACRES
TOTAL NET SITE AREA: 19.05 ACRES (NET SITE AREA = GROSS SITE-PUBLIC/PRIVATE STREETS)
- TOTAL NUMBER OF LOTS: 8
RESIDENTIAL LOTS: 8
AVERAGE LOT SIZE: APPROX. 2.53 ACRES
AMOUNT OF IMPERVIOUS SURFACE: APPROX. 1.58 ACRES
MINIMUM NET LOT SIZE: 2.0 ACRES
- TOTAL NUMBER OF RESIDENTIAL UNITS: 8 SINGLE FAMILY
- ASSESSOR'S PARCEL NUMBERS: 267-147-01 & 267-147-02
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SR2, 1 DU PER 2.4 OR 8 ACRES
- EXISTING GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
- EXISTING ZONING: RR RURAL RESIDENTIAL (SEE ZONING BOX BELOW)
- GROSS DENSITY: 0.4 DU/AC (8 DU'S/20.26 GROSS AC.)
NET DENSITY: 0.4 DU/AC (8 DU'S/19.05 NET AC.)
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- TAX RATE AREA: 87126
- THOMAS BROTHERS COORDINATES: 1168 J3
- COMMUNITY PLAN/SUBREGIONAL AREA: SAN DIEGUITO COMMUNITY PLANNING AREA

GENERAL DESIGN NOTES

- NO PUBLIC STREETS ARE PROPOSED WITH THIS PROJECT.
- A PROPOSED PRIVATE ROAD MAINTENANCE AGREEMENT MODIFIED TO INCORPORATE A PRIVATE DRAINAGE MAINTENANCE AGREEMENT PER SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES SECTION 81.402(c)(1) & SECTION 81.703(c)(1) TO INCLUDE THE FOLLOWING:
A. ROAD MAINTENANCE-ONSITE ARTESIAN ROAD & CALLE MONTANA PRIVATE DRIVE.
B. DRAINAGE MAINTENANCE-ALL COMMON DRAINAGE STRUCTURES MUTUALLY BENEFITING THE PROPOSED 8 LOTS.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- CUL-DE-SAC AC DIKE GRADES SHALL BE A MINIMUM OF 1.5%.
- CONTOUR INTERVALS: 2' & 10' FEET
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX).
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN AND CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
- PRELIMINARY GEOTECHNICAL INVESTIGATION INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: VINUE & MIDDLETON ENG. DATED 9-14-06 (JOB # 06-336-P)
- ALL BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL GRADING PLAN & HYDROLOGY REPORT.
- STREET DESIGN, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
- THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.
- PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, THE SUBDIVIDER SHALL PAY PARK IN-LIEU FEES IF NECESSARY.
- AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ALL OCCUPANCIES.
- GATED ENTRY DESIGNED PER SDCDS DS-19.

LAND DIVISION STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREWAY" AS DEFINED IN SECT.23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
EXECUTED THIS _____ DAY OF _____, 2011, AT SAN DIEGO COUNTY, CALIFORNIA.

OWNER / SUBDIVIDER

TOR INVESTMENTS
3511 CAMINO DEL RIO SOUTH, SUITE 210
SAN DIEGO, CA 92108
(619) 281-9264

GREG BROWN SR.
REPRESENTATIVE



DAVID A. HAMMAR
R.C.E. 34757
MY REGISTRATION EXPIRES ON 9/30/13

PREPARED BY:

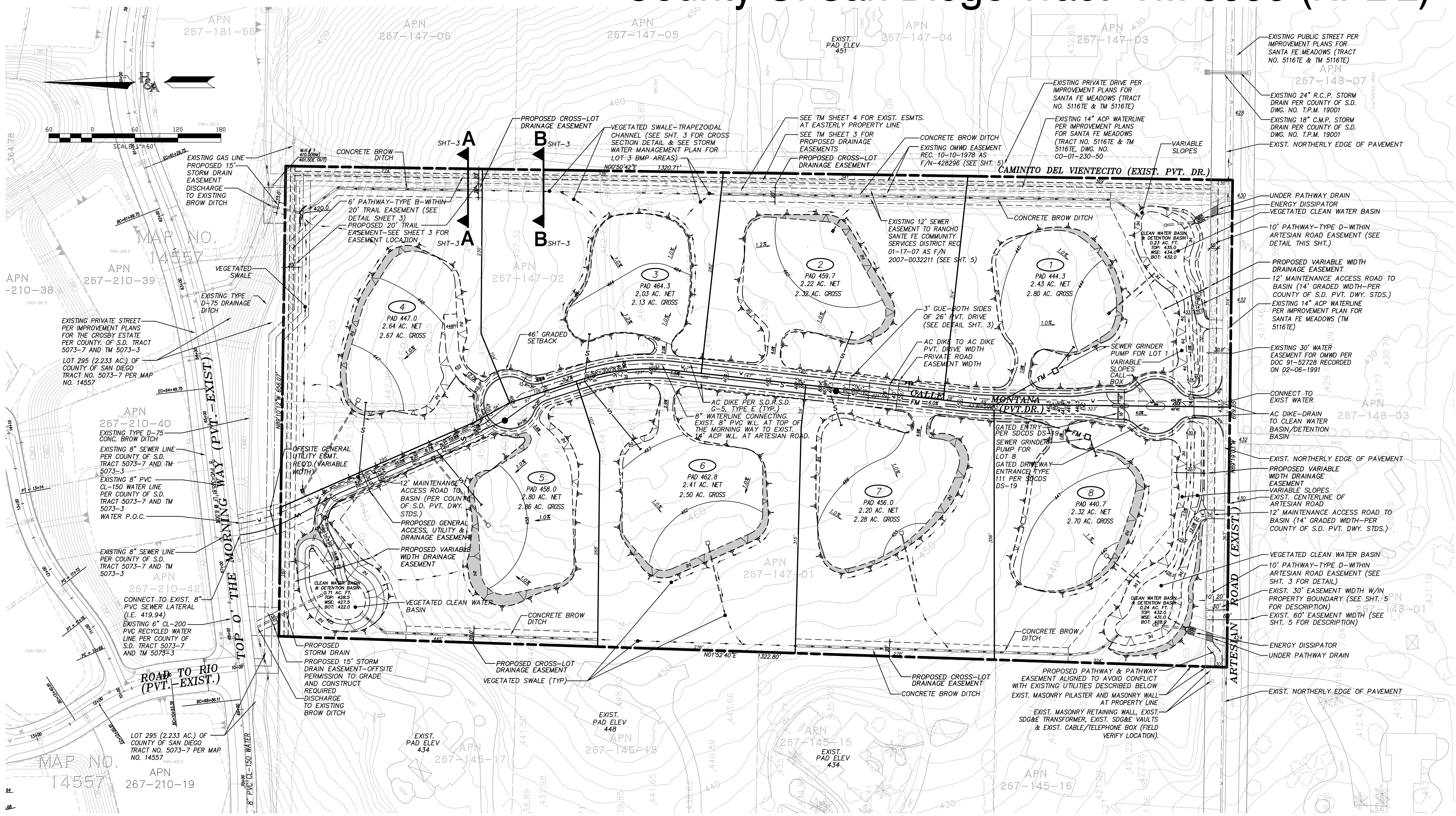
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9707 Wiggins Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH(619)558-4500 - FX(619)558-1414

NO.	REVISIONS	DATE	BY
1	SUBMITTAL	10/15/08	H&A
2	RESUBMITTAL	01/29/10	H&A
3	RESUBMITTAL	03/23/11	H&A
4	RESUBMITTAL	05/20/11	H&A
5	INTERIM ELECTRONIC RESUBMITTAL	07/05/11	H&A
6	INTERIM ELECTRONIC RESUBMITTAL	11/15/11	H&A
7	SUBMITTAL FOR PC	12/07/11	H&A
8			

TENTATIVE MAP
COUNTY OF SAN DIEGO TRACT TM 5556 (RPL 2)
SANTA FE HEIGHTS
COUNTY OF SAN DIEGO, CALIFORNIA

SHEET
1
OF
7

County Of San Diego Tract TM 5556 (RPL 2)



PROJECT DESIGN

PREPARED BY:



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TENTATIVE MAP

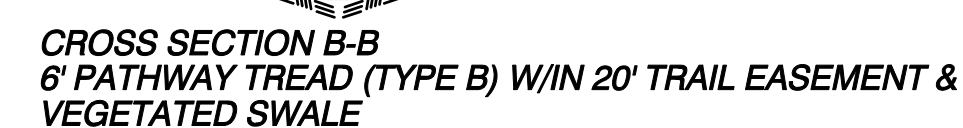
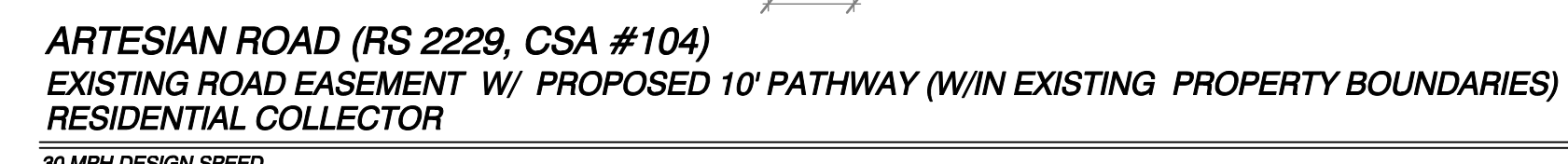
COUNTY OF SAN DIEGO TRACT TM 5556 (RPL 2)

SANTA FE HEIGHTS

COUNTY OF SAN DIEGO, CALIFORNIA

SHEET

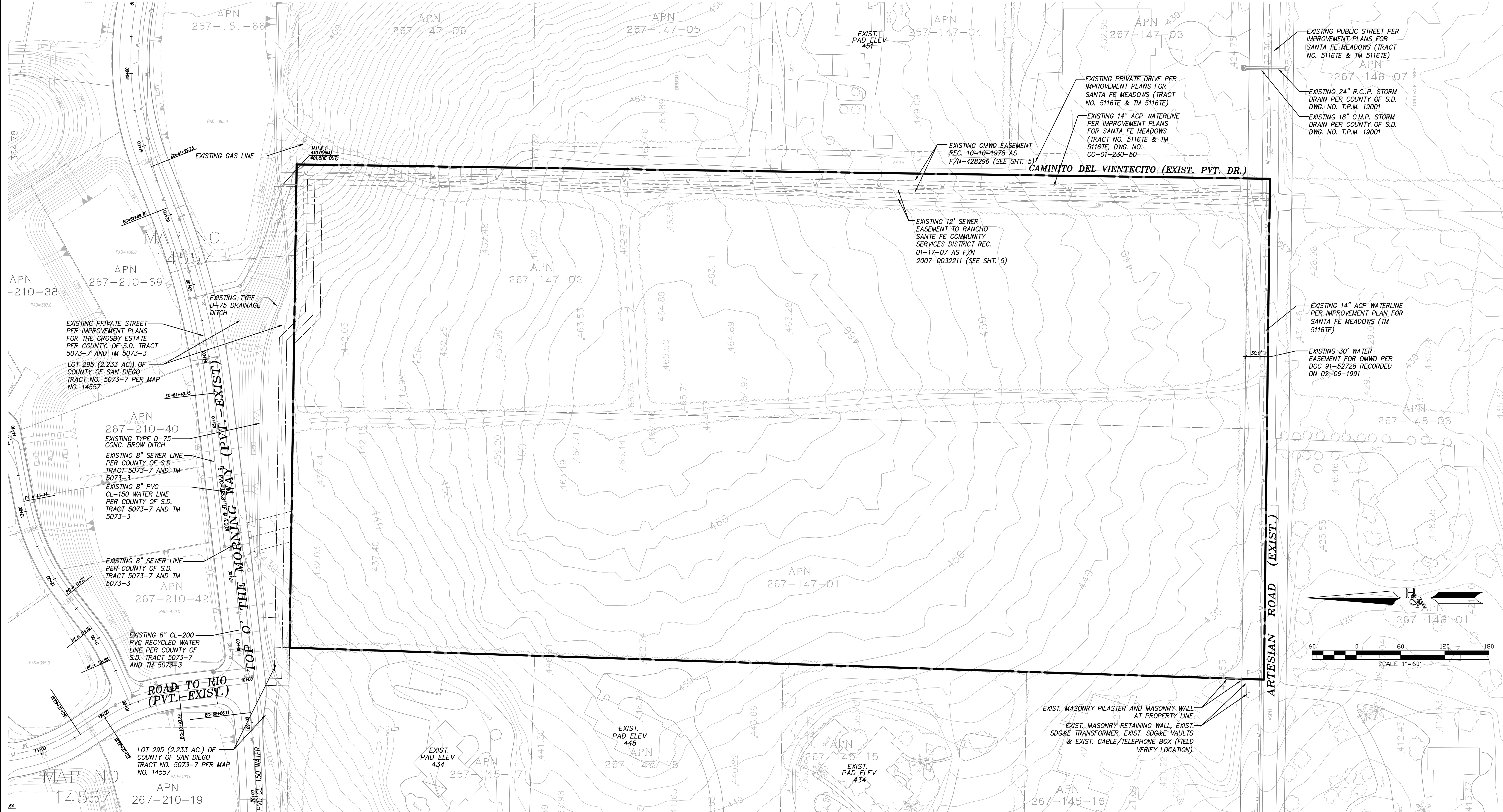
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OF
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TENTATIVE MAP
COUNTY OF SAN DIEGO TRACT TM 5556 (RPL 2)
SANTA FE HEIGHTS
COUNTY OF SAN DIEGO, CALIFORNIA

3 OF 7

County Of San Diego Tract TM 5556 (RPL 2)



EXISTING IMPROVEMENTS, EXISTING
BOUNDARY & EXISTING EASEMENTS

PREPARED BY:



PLANNING 9707 Waples Street
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SURVEYING PH(619)558-4500 FX(619)558-1414

TENTATIVE MAP
COUNTY OF SAN DIEGO TRACT TM 5556 (RPL 2)
SANTA FE HEIGHTS
COUNTY OF SAN DIEGO, CALIFORNIA

SHEET
4
OF
7

County Of San Diego Tract TM 5556 (RPL 2)

LEGAL DESCRIPTION:

PARCEL A: (APN: 267-147-01)
WEST HALF OF WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

PARCEL B: (APN: 267-147-02)

THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

PARCEL C:

AN EASEMENT FOR ROAD PURPOSES, AND INCIDENTAL PURPOSES, 60 FEET IN WIDTH, THE CENTER LINE OF WHICH IS THE EAST AND WEST CENTER LINE OF THE NORTH HALF OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCELS A AND B HEREINABOVE DESCRIBED.

PARCEL D:

NON-EXCLUSIVE EASEMENTS, APPURTENANT TO PARCELS A AND B, FOR EMERGENCY ACCESS OVER LOTS 282, 283 AND 284 (STREET LOTS) OF TRACT 5073-9 AS SHOWN ON MAP THEREOF NO. 14351 RECORDED ON MARCH 6, 2002; LOT 256 (STREET LOT), OF TRACT 5073-4 AS SHOWN ON MAP THEREOF NO. 14199 RECORDED ON APRIL 26, 2001 AND LOT 125 (STREET LOT), OF TRACT 5073-2 AS SHOWN ON MAP THEREOF NO. 14107 RECORDED ON DECEMBER 13, 2000, AND LOT 338 (STREET LOT), OF TRACT 5073-7 AS SHOWN ON MAP THEREOF NO. 14557 RECORDED ON MARCH 14, 2003, ALL IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER. IN ADDITION, GRANTOR ASSIGNS TO GRANTEE, WITH RESPECT TO GRANTEE'S OWNERSHIP OF PARCELS A AND B, THE EASEMENTS OF ACCESS, INGRESS AND EGRESS OVER THE BRIDGE OVERPASS DESCRIBED IN SECTION (B) OF THE GRANT DEED FROM GRANTOR TO THE COUNTY OF SAN DIEGO RECORDED ON NOVEMBER 15, 2000 AS INSTRUMENT NO. 2000-0622019 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM:

A. ALL UNPROCESSED OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND OTHER GEOTHERMAL RESOURCES AS DEFINED IN CALIFORNIA PUBLIC RESOURCES CODE SECTION 6093 ET SEQ., AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE COMMON AREA, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID COMMON AREA OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE COMMON AREA, WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE COMMON AREA, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL MINE, STORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE COMMON AREA.

B. ANY AND ALL WATER, WATER RIGHTS OR INTERESTS THEREIN APPURTENANT OR RELATING TO THE COMMON AREA OR OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE COMMON AREA (NO MATTER HOW ACQUIRED BY GRANTOR), WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM OR IN THE COMMON AREA OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED BY OR LEASED BY GRANTOR; BUT WITHOUT, HOWEVER ANY RIGHT TO ENTER UPON THE SURFACE OF THE COMMON AREA IN THE EXERCISE OF SUCH RIGHTS.

ENCUMBRANCES:

X INDICATES PLOTTED EASEMENTS AS NOTED (TYP.)

THE FOLLOWING EXCEPTIONS ARE FROM TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 3730459 (06) DATED MARCH 29, 2011.

8 AN EASEMENT FOR POWER TRANSMISSION, COMMUNICATION, PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1978 AS INSTRUMENT NO. 428296 OF OFFICIAL RECORDS.

IN FAVOR OF: OLIVENHAIN MUNICIPAL WATER DISTRICT
AFFECTS: THE LAND

9 AN EASEMENT FOR POLES, WIRES, CABLES, AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, PIPELINES, AND APPURTENANCES FOR ANY AND ALL PURPOSES, COMMUNICATION FACILITIES, OVERHEAD AND/OR UNDERGROUND, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 12, 1982 AS INSTRUMENT NO. 82-249375 OF OFFICIAL RECORDS.

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
AFFECTS: THE LAND

10 AN EASEMENT FOR POLES, WIRES, CABLES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, PIPELINES, AND APPURTENANCES FOR ANY AND ALL PURPOSES, COMMUNICATION FACILITIES, OVERHEAD AND/OR UNDERGROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 12, 1982 AS INSTRUMENT NO. 82-249376 OF OFFICIAL RECORDS.

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: THE LAND

11 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 9, 1982 AS INSTRUMENT NO. 82-279876 OF OFFICIAL RECORDS.

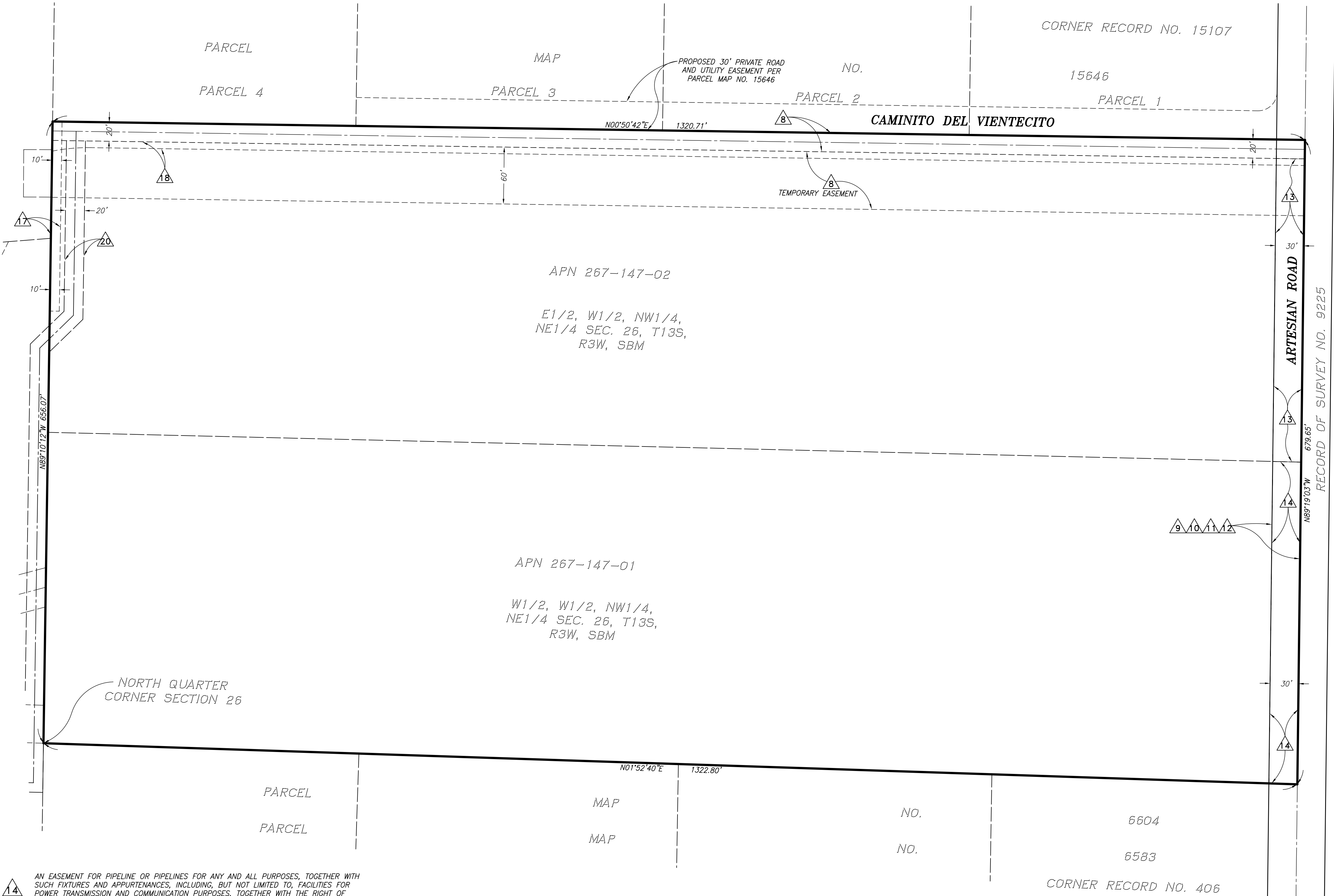
IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
AFFECTS: THE LAND

12 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 9, 1982 AS INSTRUMENT NO. 82-279883 OF OFFICIAL RECORDS.

IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
AFFECTS: THE LAND

13 AN EASEMENT FOR PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH SUCH FIXTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, FACILITIES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 6, 1991 AS INSTRUMENT NO. 91-52720 OF OFFICIAL RECORDS.

IN FAVOR OF: OLIVENHAIN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY
AFFECTS: THE LAND



14 AN EASEMENT FOR PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH SUCH FIXTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, FACILITIES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 6, 1991 AS INSTRUMENT NO. 91-52728 OF OFFICIAL RECORDS.

IN FAVOR OF: OLIVENHAIN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY
AFFECTS: THE LAND

17 AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES, AND PIPELINES WITH APPURTENANCES THEREOF AND INCIDENTAL PURPOSES, RECORDED JULY 28, 2006 AS 2006-0535236 OF OFFICIAL RECORDS.

IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: THE LAND

18 AN EASEMENT FOR SEWER LINES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 2007 AS 2007-0032211 OF OFFICIAL RECORDS.

IN FAVOR OF: RANCHO SANTA FE COMMUNITY SERVICES DISTRICT
AFFECTS: THE LAND

19 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 23, 2009 AS INSTRUMENT NO. 2009-0033668 OF OFFICIAL RECORDS.

IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: THE LAND

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

20 AN EASEMENT FOR RIGHT-OF-WAY AND TO ERECT, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN, AND USE A PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 2010 AS INSTRUMENT NO. 2010-0553255 OF OFFICIAL RECORDS.

IN FAVOR OF: OLIVENHAIN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY
AFFECTS: THE LAND

RECORD BOUNDARY & ENCUMBRANCES

PREPARED BY:

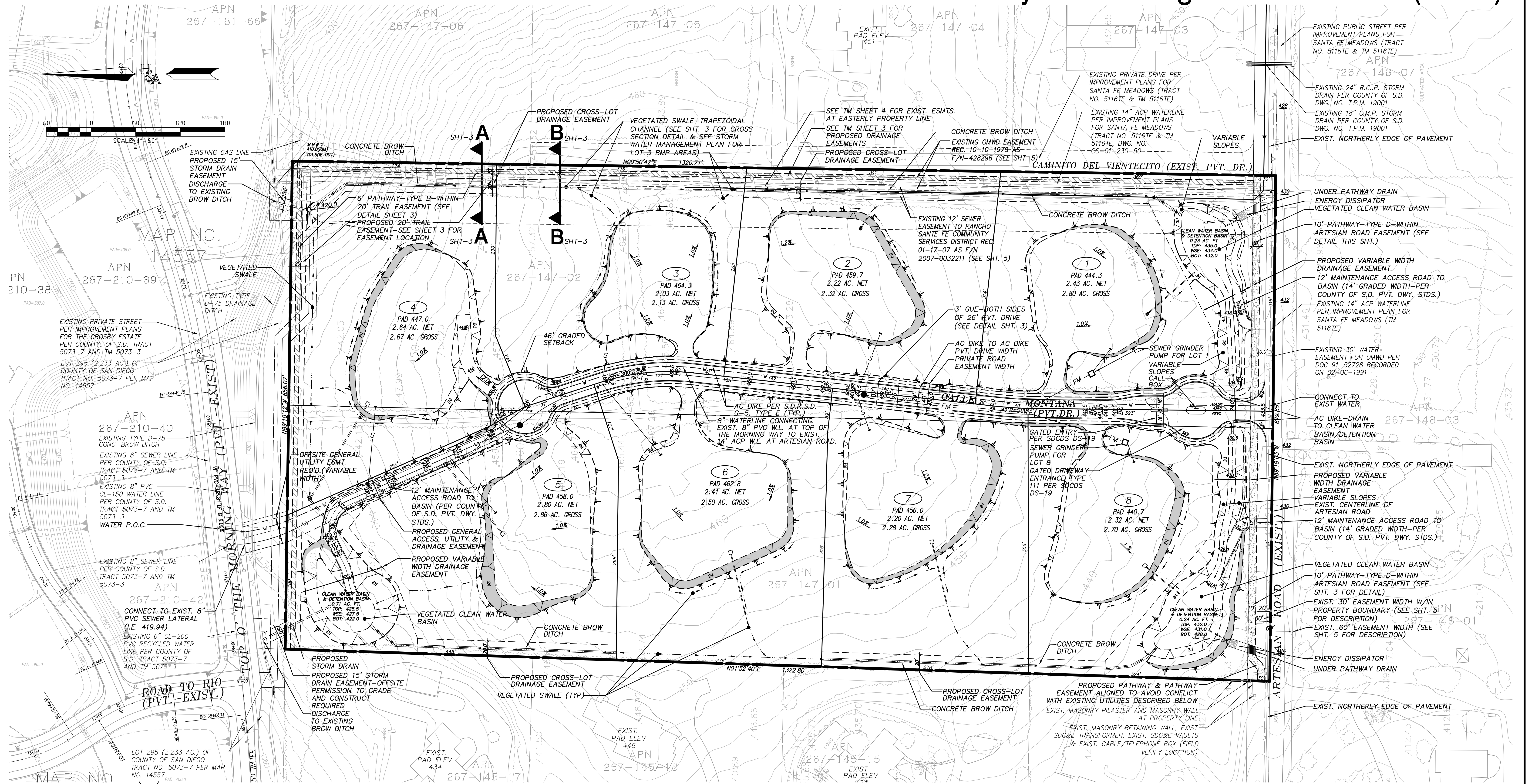


PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4500 - FX(619)558-1414

TENTATIVE MAP
COUNTY OF SAN DIEGO TRACT TM 5556 (RPL 2)
SANTA FE HEIGHTS
COUNTY OF SAN DIEGO, CALIFORNIA

SHEET
5
OF
7

PRELIMINARY GRADING PLAN FOR County Of San Diego Tract TM 5556 (RPL 2)



GENERAL NOTES

- ASSESSOR'S PARCEL NUMBERS: 267-147-01 & 267-147-02
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- SEE SHEET 7 FOR PRELIMINARY GRADING PLAN NOTES.

EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT
RAW CUT: 12,500 C.Y.
RAW FILL: 12,500 C.Y.

OWNER / SUBDIVIDER

TOR INVESTMENTS
3511 CAMINO DEL RIO SOUTH
SUITE 210
SAN DIEGO, CA 92108
(619) 281-9264

GREG BROWN SR.
REPRESENTATIVE

DATE: 12/5/14

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH(619)558-4500 - FX(619)558-1414

PRELIMINARY GRADING PLAN FOR COUNTY OF SAN DIEGO TRACT TM 5556 (RPL 2)

SANTA FE HEIGHTS

COUNTY OF SAN DIEGO, CALIFORNIA

SHEET
6
OF
7

PRELIMINARY GRADING PLAN FOR
County Of San Diego Tract TM 5556 (RPL 2)

PRELIMINARY GRADING PLAN NOTES

"(PALEONTOLOGICAL RESOURCES)"

"DURING CONSTRUCTION: (The following actions shall occur throughout the duration of the grading construction).

1. PALEONTOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X2] Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to TM 5556, a Paleontological Resource Grading Monitoring Program shall be implemented. Description of Requirement: This project site is has marginal to low levels of sensitive Paleontological resources. All grading activities are subject to the County of San Diego Grading Ordinance Section 87.420, if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact the [DPLU, PCC] before continuing grading operations.

- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the San Diego County Guidelines for Determining Significance for Paleontological Resources.

Timing: The following actions shall occur throughout the duration of the grading construction. Monitoring: The [DPW, PDCI] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the grading contractor or applicant fails to comply with this condition."

"ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

2. PALEONTOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TM 5556, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. Description of Requirement: One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the [DPLU, PCC] stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

- b. If Paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

Documentation: The applicant shall submit the letter report to the [DPLU, PCC] for review and approval. Timing: Upon completion of all grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. Monitoring: The [DPLU, PCC] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed."

"(BIOLOGICAL RESOURCES)"

3. TEMPORARY FENCING: [DPLU, PCC] [DPW,PDCI] [PC] [DPLU, FEE]. Intent: In order to prevent inadvertent disturbance to offsite natural habitat, temporary construction fencing shall be installed. Description of Requirement: Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of natural habitat offsite outside of identified disturbance areas to ensure no grading, brushing or clearing is allowed.

1. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of offsite natural areas or open space easements.

2. The placement of such fencing shall be approved by the DPLU, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed.

Documentation: The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [DPLU, PCC] for approval. Timing: Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. Monitoring: The [DPLU, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

4. RESOURCE AVOIDANCE: [DPLU, PCC] [DPW, PDCI] [DPLU, FEE X2]. Intent: In order to avoid impacts to sensitive avian species and raptors, which is a sensitive biological resource pursuant to Biological Mitigation Ordinance, a Resource Avoidance Area (RAA), shall be implemented on all plans. Description of Requirement: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of all sensitive habitat onsite during the breeding season of sensitive avian species and raptors from January 15 through August 31. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no sensitive species are present in the vicinity of the brushing, clearing or grading. Documentation: The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. Timing: Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. Monitoring: The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter.

5. VOLUNTARY CACTUS SALVAGE: [DPLU, PPD] [MA, GP, IP] Intent: In order to avoid impacts to onsite native cactus species, which are sensitive biological resources pursuant to the Biological Mitigation Ordinance (BMO), voluntary salvage of onsite native cactus populations shall occur. Description of Requirement: All native cacti onsite (i.e. coastal prickly pear cactus) shall be salvaged in accordance with County Guidelines (Guidelines for Cactus Salvage, Attachment C-1 of the Report Format and Content Requirements) to an acceptable receptor site as listed on Table 2, Attachment C of the County Report Format and Content Requirements. The Salvaged plants must be delivered to the receptor site within seven days of being removed from the soil. Documentation: Once salvaged cacti are given to the appropriate receptor sites provide evidence to the County [DPLU, PCC] that they were received. Timing: Prior to any clearing, grubbing, trenching, grading, or any land disturbances. Monitoring: The [DPLU, PCC] shall review the documentation provided for compliance with this condition."

"(CULTURAL RESOURCES)"

"PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

6. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X2] Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to TM 5556, a Cultural Resource Grading Monitoring Program shall be implemented. Description of Requirement: The County approved 'Project Archaeologist,' Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. Documentation: The applicant shall have the contracted Project Archaeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. Timing: Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. Monitoring: The [DPW, PDCI] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archaeologist."

"DURING CONSTRUCTION: (The following actions shall occur throughout the duration of the grading construction).

7. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [DPLU, FEE X2] Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to TM 5556, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources, Cultural Resource Grading Monitoring Program shall be implemented. Description of Requirement: The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:

- a. "During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist."
- b. "In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the DPLU Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the DPLU Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods."
- c. "If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the DPLU Staff Archaeologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains."
- d. "The Project Archaeologist shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction."

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. Timing: The following actions shall occur throughout the duration of the grading construction. Monitoring: The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the Project Archeologist or applicant fails to comply with this condition."

"ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

8. ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TM 5556, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological Resources, a Grading Monitoring Program shall be implemented. Description of Requirement: The Project Archaeologist shall prepare one of the following reports upon completion of the grading activities that require monitoring:

- a. If no archaeological resources are encountered during grading, then submit a final Negative Monitoring Report substantiating that grading activities are completed and no cultural resources were encountered. Monitoring logs showing the date and time that the monitor was on site must be included in the Negative Monitoring Report.

- b. If archaeological resources were encountered during grading, the Project Archaeologist shall provide a Monitoring Report stating that the field grading monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation phase of the monitoring.

Documentation: The applicant shall submit the Monitoring report to the [DPLU, PCC] for review and approval. Timing: Upon completion of all grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. Monitoring: The [DPLU, PCC] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed."

"FINAL GRADING RELEASE: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

9. ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TM 5556, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological Resources, a Grading Monitoring Program shall be implemented. Description of Requirement: The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during grading. The report shall include the following:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that archaeological materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

Documentation: The applicant shall submit the report to the [DPLU, PCC] for review and approval. Timing: Prior Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for TM 5556, the final report shall be completed. Monitoring: The [DPLU, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed."

PRELIMINARY GRADING PLAN NOTES

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PRELIMINARY GRADING PLAN FOR
COUNTY OF SAN DIEGO TRACT TM 5556 (RPL 2)

SANTA FE HEIGHTS

COUNTY OF SAN DIEGO, CALIFORNIA

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